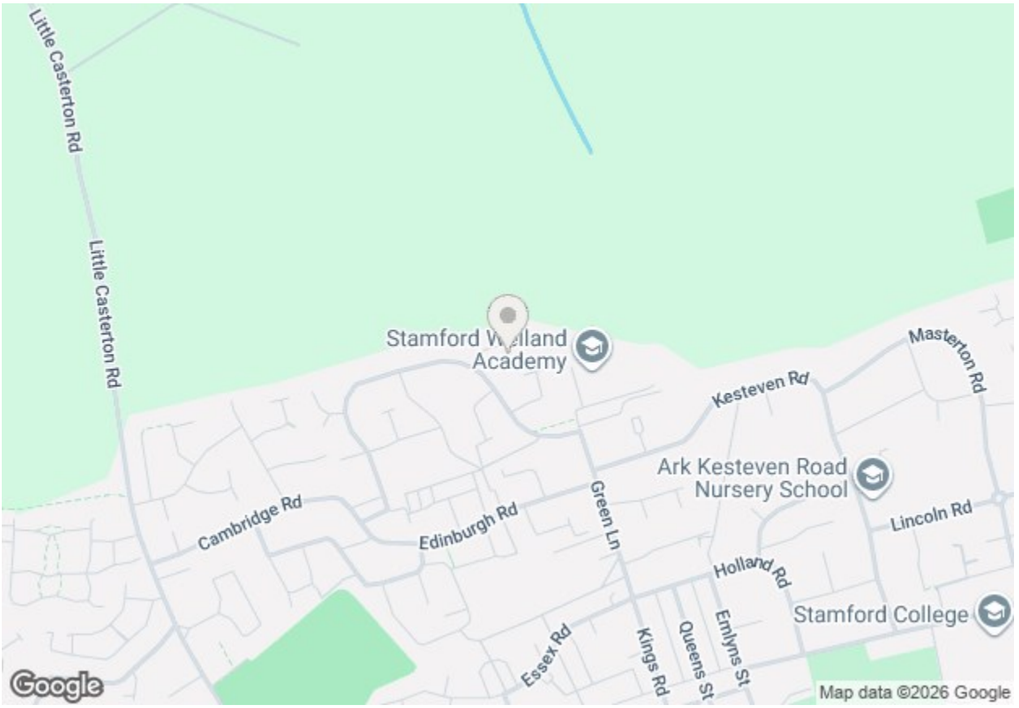
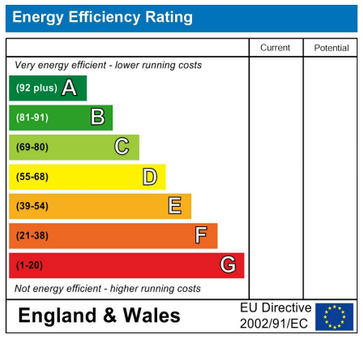
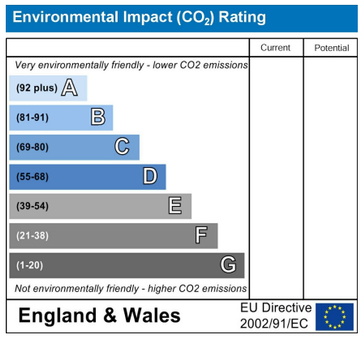
Sowden Wallis

Estate Agents







8 Emmanuel Road, Stamford, PE9 1JE

Occupying a pleasant cul-de-sac position, this beautifully presented and extended two double bedroom semi-detached bungalow offers well-proportioned and versatile accommodation, complemented by an attractive landscaped garden.

The property centres around a spacious lounge diner, providing an excellent space for both relaxing and entertaining. The principal bedroom is particularly impressive, enjoying a dual aspect outlook and direct access onto the south-facing rear garden, creating a lovely connection between the indoor and outdoor spaces. A further double bedroom is served by a modern shower room, while a separate utility room adds valuable practicality.

Outside, the landscaped south-facing garden is a particular highlight, featuring a patio seating area, lawn, raised beds and a garden shed. The garden provides an excellent space for outdoor dining, gardening and relaxation.

Further benefits include gas-fired central heating and off-street parking.

Set within a peaceful cul-de-sac, this attractive bungalow offers comfortable single-storey living with excellent outdoor space and a practical layout. Viewing is highly recommended to fully appreciate the accommodation and garden on offer.

Asking Price £230,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

8/9 Star Lane, Stamford, Lincolnshire, PE9 1PH | 01780 754737 | www.sowdenwallis.co.uk | info@sowdenwallis.co.uk

- Extended bungalow
- Spacious lounge diner
- Dual aspect Principal Bedroom with patio doors
- Driveway
- South facing landscaped garden
- Two double bedrooms
- Shower room and utility room
- Gas fire central heating
- Cul-de-sac location
- Council Tax BAnd -

ACCOMMODATION:

Entrance Hall
1.68m x 1.55m (5'6 x 5'1)

Kitchen
2.49m x 2.41m (8'2 x 7'11)

Lounge/ Diner
3.35m x 4.88m x 5.92m x 2.31m (11 x 16 x 19'5 x 7'7)

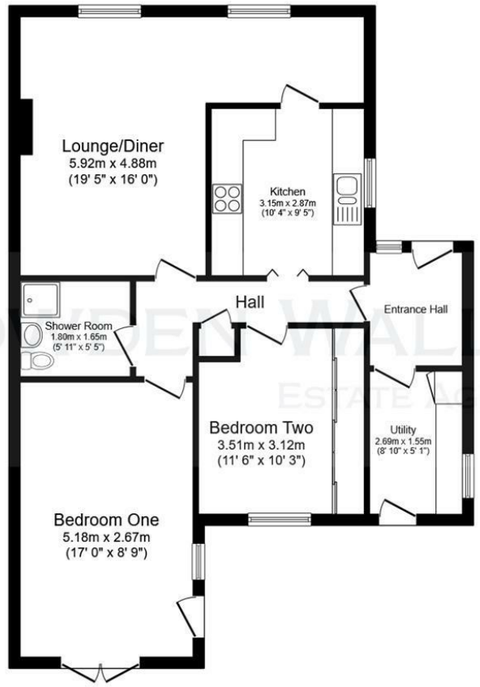
Shower Room
1.65m x 1.80m (5'5 x 5'11)

Bedroom One
5.18m x 2.67m (17 x 8'9)

Bedroom Two
3.51m x 3.12m (11'6 x 10'3)

Utility
2.69m x 1.55m (8'10 x 5'1)

FLOOR PLAN:



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io